



Kell Side House, Brigsteer  
£530,000



## Kell Side House

Brigsteer, Kendal

Located within the desirable village of Brigsteer, Kell Side House is a beautifully presented gated home that has been extensively improved and thoughtfully modernised by the current owner. Offering stylish accommodation throughout together with generous outdoor space, garage parking and a highly regarded village setting, the property provides an excellent opportunity for those seeking a home ready to move into and enjoy.

The accommodation centres around an impressive open plan living, dining and kitchen space, creating a bright and sociable environment well suited to modern living. The high specification fitted kitchen incorporates premium appliances and quality finishes throughout, including an induction hob and boiling and sparkling water tap. A multi-fuel burner creates an attractive focal point within the living area, while underfloor heating throughout the property enhances everyday comfort.

The property offers two comfortable bedrooms, both benefitting from fitted wardrobes, served by a contemporary bathroom fitted with a modern suite. Finished to a high standard throughout, the accommodation combines practicality with modern styling and has been carefully updated to create a comfortable and inviting home.

Externally, the property enjoys a variety of outdoor spaces arranged across multiple levels, providing excellent opportunities for relaxing, entertaining and making the most of the setting. Patio and seating areas are complemented by an elevated section of garden currently housing a hot tub, while also offering scope for further landscaping or alternative use if desired. A garage and driveway provide practical parking and storage. Restricted height undercroft storage provides additional practicality.

- Beautifully presented detached home situated within the desirable village of Brigsteer
- High specification fitted kitchen featuring premium integrated appliances, an induction hob and boiling water tap
- Impressive open plan living space creating a bright and sociable heart to the home
- Multi-fuel burner creating a welcoming focal point within the main living area
- Two well proportioned bedrooms, both benefitting from fitted wardrobes
- Contemporary bathroom fitted with a stylish modern suite
- Multi-level gardens and outdoor spaces offering excellent opportunities for relaxation and entertaining
- Elevated garden area currently housing a hot tub and offering further potential for future use
- Driveway parking together with a garage featuring a hot and cold water wash station
- Finished to a high standard throughout with quality upgrades including underfloor heating and restricted height undercroft storage

WHAT3WORDS://hoops.tender.doors

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





#### **HALLWAY**

11' 4" x 4' 2" (3.45m x 1.27m)

#### **KITCHEN/LIVING AREA**

23' 0" x 19' 5" (7.01m x 5.93m)

#### **BEDROOM**

12' 4" x 9' 11" (3.75m x 3.02m)

#### **BEDROOM**

10' 10" x 9' 5" (3.29m x 2.87m)

#### **BATHROOM**

9' 2" x 5' 6" (2.80m x 1.67m)

#### **GARAGE**

23' 5" x 12' 1" (7.13m x 3.68m)

#### **UNDERCROFT**

25' 9" x 20' 5" (7.85m x 6.22m)

This is located underneath the property next to the garage and has restricted height room.

#### **BALCONY**

16' 9" x 5' 10" (5.10m x 1.77m)

#### **TERRACE**

15' 0" x 14' 11" (4.57m x 4.54m)



## SERVICES

Mains electric, mains water, mains

EPC RATING D

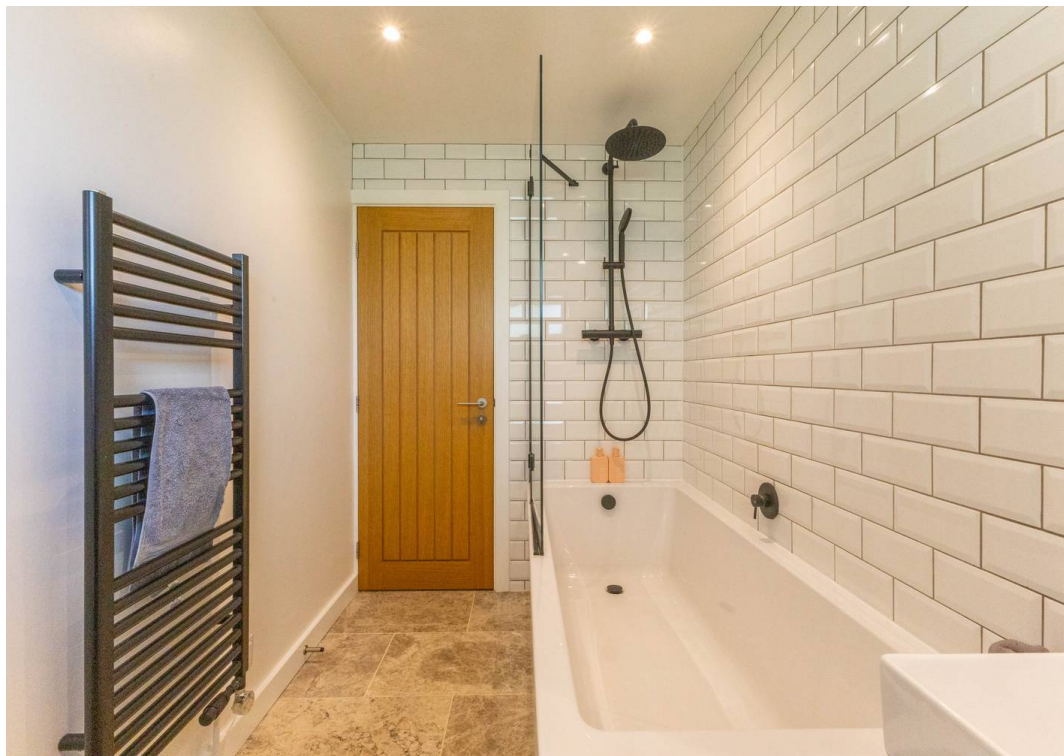
COUNCIL TAX BAND currently Band E

TENURE: FREEHOLD

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**Ground Floor**



**Floor 1**



**Approximate total area<sup>(1)</sup>**

1053 ft<sup>2</sup>

97.8 m<sup>2</sup>

**Balconies and terraces**

349 ft<sup>2</sup>

32.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



## THW Estate Agents

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